

**BUILDING DEPARTMENT**  
**(847) 395-9462**  
**FAX: (847) 395-9482**

**GAZEBO CONSTRUCTION**

Below you will find a summary of the code requirements for building a gazebo within the Village of Antioch. This summary is based upon the 2003 International Residential Code. This is only a summary and you may find it helpful to become more familiar with the Building Code as you are designing and constructing your gazebo. After reading this handout, please feel free to call the Plans Examiner at (847) 395-9462 if you have any questions.

**General Requirements**

- Any and all electrical work is to be indicated on the plans.
- All framing lumber shall be pressure treated or other natural decay resistant material.

**Specific Requirements**

- Indicate the size and location of all piers. The minimum size shall not be less than 8" in diameter, 42" below grade.
- Gazebos attached to buildings require a minimum 8-inch wide by 42-inch deep trench footing wall. The new wall is to be attached to the existing wall with #4 rebar at a maximum 18-inches on center vertically at all points of connection.
- The plans shall include the sizes and spacing of all framing members.
- Indicate the method of anchoring the posts to the concrete piers. Only galvanized metal anchors designed for the purpose shall be installed.
- Indicate the method of attaching the beams to the posts. Galvanized metal connectors are required to prevent wind uplift, or minimum ½" through bolts.
- Indicate the method of attaching the joists to the beams. Joist hangers may be required depending on the design of the gazebo
- Indicate whether the posts for the wall construction shall be bolted to the floor joists, the perimeter joist or attached to the gazebo decking. If bolts are to be installed, the minimum size shall not be less than ½" thru bolts.
- Galvanized metal connectors are required to attached the headers and top plates to the wall posts. Rafter ties shall be installed.
- The rafter spacing shall determine the minimum roof sheathing thickness permitted. Minimum ½" sheathing for rafters spaced 16" on center 5/8" for 24" spacing and 1 ½" for rafters spaced at 48" on center.

- Gazebos 30-inches or more above grade shall have guardrails installed to a minimum height of 36" above the floor level. Vertical spacing between spindles shall not exceed 4". Guardrails shall not have an ornamental pattern that would provide a ladder effect.

Electrical information to be submitted if the gazebo is to be provided with electricity shall include the following:

1. The type and size of the underground raceway to the gazebo and its burial depth.
2. The type and size of the conductors within the underground raceway if conduit is to be used and within the gazebo to outlets and switches.
3. The location(s) of all outlets and switches. Note that if a door is to be installed, an exterior light is required at the door and shall be controlled by a three-way switch at the door and in the house. All gazebo outlets shall be GFI protected.
4. Any exterior outlets shall be GFI protected and waterproof.
5. Indicate whether any new circuits shall be added to the existing panel board and the size of the overcurrent protection.

### **WHAT INFORMATION DO I NEED TO SUBMIT WITH MY PERMIT?**

- Completed Application for Building Permit
- Submit two Plats of Survey indicating the location of the gazebo, the dimensions of the gazebo and the set backs from all lot lines to the gazebo.
- Submit two copies of the plans. Include elevations and typical wall section.
- Homeowner's Association Approval Letter if applicable.

### **HOW MUCH WILL MY PERMIT COST?**

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections

### **WHAT INSPECTIONS ARE REQUIRED?**

- After all postholes are dug and prior to setting posts. A string line must be installed along the property line to show the proposed fence line and must be maintained until inspection.
- Upon completion of the fence.

**INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-9462 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD, IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.**

**PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.**

**IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$50.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.**

**NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.**

**THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER \_\_\_\_\_.**

Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit "after-the-fact". Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor's Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR's), which are private restrictions subject to enforcement by a Homeowners' Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR's.

**NOTE: Building Plans are to be kept on site as per Building Code**

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date